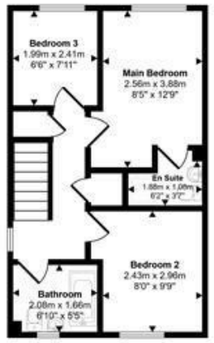
Approx Gross Internal Area
102 sq m / 1097 sq ft



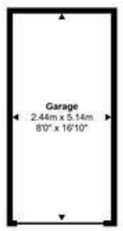
Ground Floor
Approx 37 sq m / 399 sq ft



First Floor
Approx 38 sq m / 404 sq ft



Garden Room
Approx 15 sq m / 159 sq ft

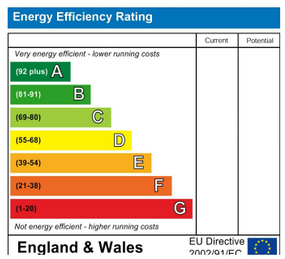


Garage
Approx 13 sq m / 135 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk



Morton • New

selling and letting properties



Chaffinch Chase
Gillingham

Guide Price
£295,000

A beautifully presented three-bedroom detached family home with open plan living space, an en-suite to the main bedroom, a garden room, a single garage and a driveway for two cars. Tucked away in a quiet position on the edge of the estate, the property is within walking distance of Gillingham town centre, the mainline railway station and local schools, with a green and play area close by.

The current owners have fitted a new kitchen and bathroom, laid new carpets and redecorated throughout, so the home is ready for a new owner to move straight in. The accommodation includes an entrance hall, a downstairs WC and a sitting room opening through to the kitchen dining room, which has French doors to the garden. Upstairs there are three bedrooms, including a main bedroom with en-suite shower room, along with the family bathroom. Outside, the enclosed private rear garden has a patio and lawn, with a garden room with power and light and storage room at the far end, and a side gate leads out to the driveway and garage.

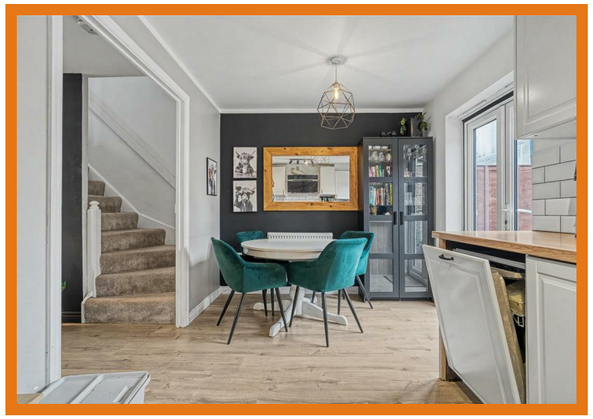
Chaffinch Chase enjoys a convenient position within Gillingham, within walking distance of the town's shops, schools and mainline railway station, which provides direct services to London Waterloo and Exeter St Davids, making the location particularly convenient for commuters and families alike.

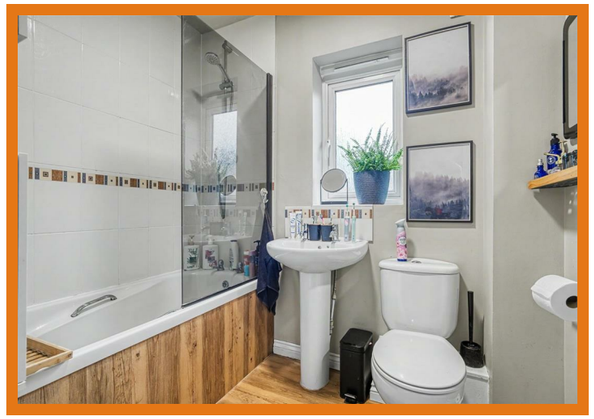












The Property

Inside
Ground Floor
The front door opens into a small entrance hall, with a door to the downstairs WC and a door into the sitting room. The sitting room is a good sized room with a window to the front and wood effect flooring, with stairs rising from here to the first floor. It opens through to the kitchen dining room at the rear, creating a lovely open plan living space that is ideal for family life and entertaining.

The kitchen dining room has been newly fitted by the current owners, with a range of white shaker style floor and eye level units, wood effect work surfaces and a metro tiled splashback. There is a built-in oven, a hob with an angled extractor over, an integrated dishwasher and a sink set beneath the window, along with space for a fridge freezer. There is plenty of room for a dining table, and French doors open directly onto the patio and garden.

First Floor
Stairs rise to the landing, with doors leading off to all three bedrooms and the family bathroom. The main bedroom is a good sized double room with its own en-suite shower room. Bedroom two is a further double room. Bedroom three has been cleverly designed to make the most of the space, with a built-in double bed, a fitted upholstered headboard and overhead storage cupboards. The family bathroom has been newly fitted and comprises a bath with shower over, a pedestal wash hand basin and a WC.

Outside
Garden
The rear garden is fully enclosed and private, with a paved patio leading out from the kitchen dining room, providing plenty of space for outdoor dining and seating. The remainder of the garden is laid to lawn, with planting along the borders. At the far end is a superb garden room with double doors, power and lighting, making it ideal as a home office, studio, gym or hobby room, or simply a peaceful retreat away from the house. An adjoining storage room provides further useful space for garden equipment and storage. A side gate gives access from the garden to the driveway.

Garage and Parking
A driveway to the side of the property provides parking for two cars and leads to the single garage, which has an up and over door.

Useful Information
Energy Efficiency Rating [TBC]
Council Tax Band D
Gas Central Heating
uPVC Double Glazing
Mains Drainage
Freehold
Vendors will need to find onward purchase

Location and Directions
Gillingham is a well regarded Dorset town, offering a wide range of everyday amenities including supermarkets, independent shops, schools and leisure facilities. Chaffinch Chase is in a quiet position on the edge of the estate, with a green and play area within walking distance, and the town centre, schools and mainline railway station all within easy reach on foot. The station provides direct services to London Waterloo, making it an excellent choice for commuters. Well positioned for road links, Gillingham offers easy access to the A303, connecting to the South West and London, as well as nearby towns such as Shaftesbury and Sherborne.

Postcode – SP8 4GT

What3words – cattle.sandpaper.snowy

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.